

COMMUNITY MEETING REPORT
Petitioner: Evolve Acquisition, LLC
Rezoning Petition No. 2020-150

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date and time of the Community Meeting, and information on how to access the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on November 20, 2020. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, December 3, 2020 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Matt Rogers of the Petitioner, Nick Bushon of Design Resource Group and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2020-150.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Tuesday, January 19, 2021 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. However, it is likely that the Public Hearing will be a virtual meeting due to COVID-19. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that the Public Hearing could be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is Tuesday, February 2, 2021 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. However, it is likely that the Zoning Committee Work Session will be a virtual meeting due to COVID-19. Although this is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, February 15, 2021 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center. Once again, it is likely that this will be a virtual meeting due to COVID-19.

John Carmichael then showed a map and aerial photographs that depict the site and the surrounding area. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 20.267 acres and is located on the south side of Alexandriana Road between Northlake Centre Parkway and Interstate 77.

John Carmichael shared a slide that shows the current zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the majority of the site is zoned BP (Business Park) and the western portion of the site is zoned R-3. The parcel of land to the south of the site is zoned BP and the parcels of land to the west of the site are zoned R-3. The Town of Huntersville is located to the north of the site and I-77 is located to the east of the site.

John Carmichael stated that the Petitioner is requesting that the site be rezoned to the R-17 MF (CD) zoning district to accommodate the development of a multi-family residential community on the site that could contain a maximum of 312 multi-family dwelling units.

Matt Rogers of Evolve then addressed the meeting. Matt Rogers stated that Evolve Companies is a North Carolina based multi-family community developer, contractor and property manager with a rapidly expanding foothold in the mid- and southern Atlantic region of the United States. We develop with the intent to own and operate each of our communities long into the future.

John Carmichael then reviewed the rezoning plan. John Carmichael stated that there would be two access points into the site from Alexandriana Road. John Carmichael pointed out the multi-family buildings and the clubhouse and amenity area. John Carmichael stated that a new public street would be constructed within the site. John Carmichael stated that architectural standards for the proposed buildings are contained on the Petitioner's rezoning plan. Vinyl siding would not be permitted. A 50 foot wide Class C buffer would be established along the western boundary of the site and a portion of the southern boundary of the site. A 12 foot wide multi-use path would be installed along the site's frontage on Alexandriana Road.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- An attendee stated that this is a good looking project.
- An attendee who owns property located across Alexandriana Road from the site stated that the property owner to the north of his property wants to install a sewer line on his property and asked if installing a sewer line on his property would impact this proposed development. Nick Bushon stated that the Petitioner is coordinating sewer for this proposed development with Charlotte Water. A discussion regarding sewer then ensued. Matt Rogers stated that he has spoken with representatives of a proposed industrial project located to the north of the attendee's property. Matt Rogers stated that Evolve is working on sewer south of Alexandriana Road with Charlotte Water.
- An attendee asked if there were plans to widen Alexandriana Road in connection with this proposed development. Nick Bushon stated that Alexandriana Road would be widened on the site side of Alexandriana Road, and the Petitioner is proposing two full movement access points into the site and a three lane section along the site's frontage on Alexandriana Road.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 14th day of December, 2020

Evolve Acquisition, LLC, Petitioner

cc: Mr. Michael Russell, Charlotte Planning, Design & Development Department (via e-mail)

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY

2020-150	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-150	01704205	MECKLENBURG COUNTY				600 E FOURTH ST 11 FL		CHARLOTTE	NC	28202
2020-150	01704206	NORTHLAKE MEMORIAL GARDENS LLC				PO BOX 3434		HUNTERSVILLE	NC	28078
2020-150	01704216	GAITHER	JOE W			11201 ALEXANDRIANA RD		HUNTERSVILLE	NC	28078
2020-150	01704220	WISCH	CYNTHIA A			11313 ALEXANDRIANA RD		HUNTERSVILLE	NC	28078
2020-150	01704223	MONTAZERI	M TABER	FARIBA	KARIMI	20950 NORMAN SHORES DR		CORNELIUS	NC	28031
2020-150	01704225	WISCH	CYNTHIA A			11313 ALEXANDRIANA RD		HUNTERSVILLE	NC	28078
2020-150	02508104	PPW ALEXANDRIANA LLC			DEW ALEXANDRIANA LLC	1341 E MOREHEAD ST STE 201		CHARLOTTE	NC	28204
2020-150	02528101	METROLINA PROPERTIES LIMITED PARTNERSHIP			C/O WITHROW CAPITAL INC	1341 E MOREHEAD ST SUITE 201		CHARLOTTE	NC	28204
2020-150	02528102	METROLINA PROPERTIES LP				1341 E MOREHEAD ST		CHARLOTTE	NC	28209
2020-150	02528117	METROLINA PROPERTIES	LTD PARTNERSHIP			1341 E, MOREHEAD ST SUITE 201		CHARLOTTE	NC	28204



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2020-150	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-150		Hatisha	Guzman	8628 swank place	201	Charlotte	NC	28216
2020-150		Jesse	Boyd	8510 Prosser Way	202	Charlotte	NC	28216
2020-150		Jesse	Elkins	8824 Cavonnier Lane		Charlotte	NC	28216
2020-150	Hunter Acres Park Association, Inc	Rosie	Hemmingway	10191 Reindeer Way Ln		Charlotte	NC	28216
2020-150	Hunter Wood	Alan	Wells	8308 Rudolph Rd		Charlotte	NC	28216
2020-150	MeckEd	Rashaan	Peek	9930 Lanaken Dr		Charlotte	NC	28216
2020-150	Walden Ridge HOA	Syteria	Puryear	8530 Walden Ridge Dr		Charlotte	NC	28216

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2020-150** filed by Evolve Acquisition, LLC to request the rezoning of an approximately 20.267 acre site located on the south side of Alexandriana Road between Northlake Centre Parkway and Interstate 77

Date and Time of Meeting: Thursday, December 3, 2020 at 6:30 p.m.

Place of Meeting: See Below for Information on How to Access the Virtual Community Meeting

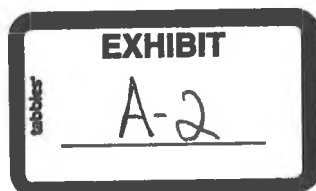
We are assisting Evolve Acquisition, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 20.267 acre site located on the south side of Alexandriana Road between Northlake Centre Parkway and Interstate 77 from the BP (Business Park) and R-3 (Single Family) zoning districts to the R-17 MF (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a multi-family residential community on the site that could contain a maximum of 312 multi-family dwelling units.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Thursday, December 3, 2020 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the Community Meeting must email their personal email addresses to communitymeeting@robinsonbradshaw.com to receive an electronic invitation and link to the Community Meeting. If you do not have access to the internet or cannot otherwise participate in the Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2020-150), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2020Petitions/Pages/2020-150.aspx>. You can also continue to contact us with questions after the Community Meeting.



Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Malcolm Graham, Charlotte City Council District 2 (via email)
Mr. Michael Russell, Charlotte Planning, Design & Development Department (via email)

Date Mailed: November 20, 2020

Virtual Community Meeting Participants
Rezoning Petition No. 2020-150
Date: December 3, 2020

Attendee	Email
1. Terry Williams	twilliams@withrowcapital.com
2. Tim Montazeri	tim.atlaspainting@gmail.com
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	



Rezoning Petition No. 2020-150

Evolve Acquisition, LLC, Petitioner

Community Meeting

December 3, 2020



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Agenda

- I. Introduction of Rezoning Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning/Rezoning Request
- IV. Information on Evolve
- V. Review of Rezoning Plan
- VI. Questions

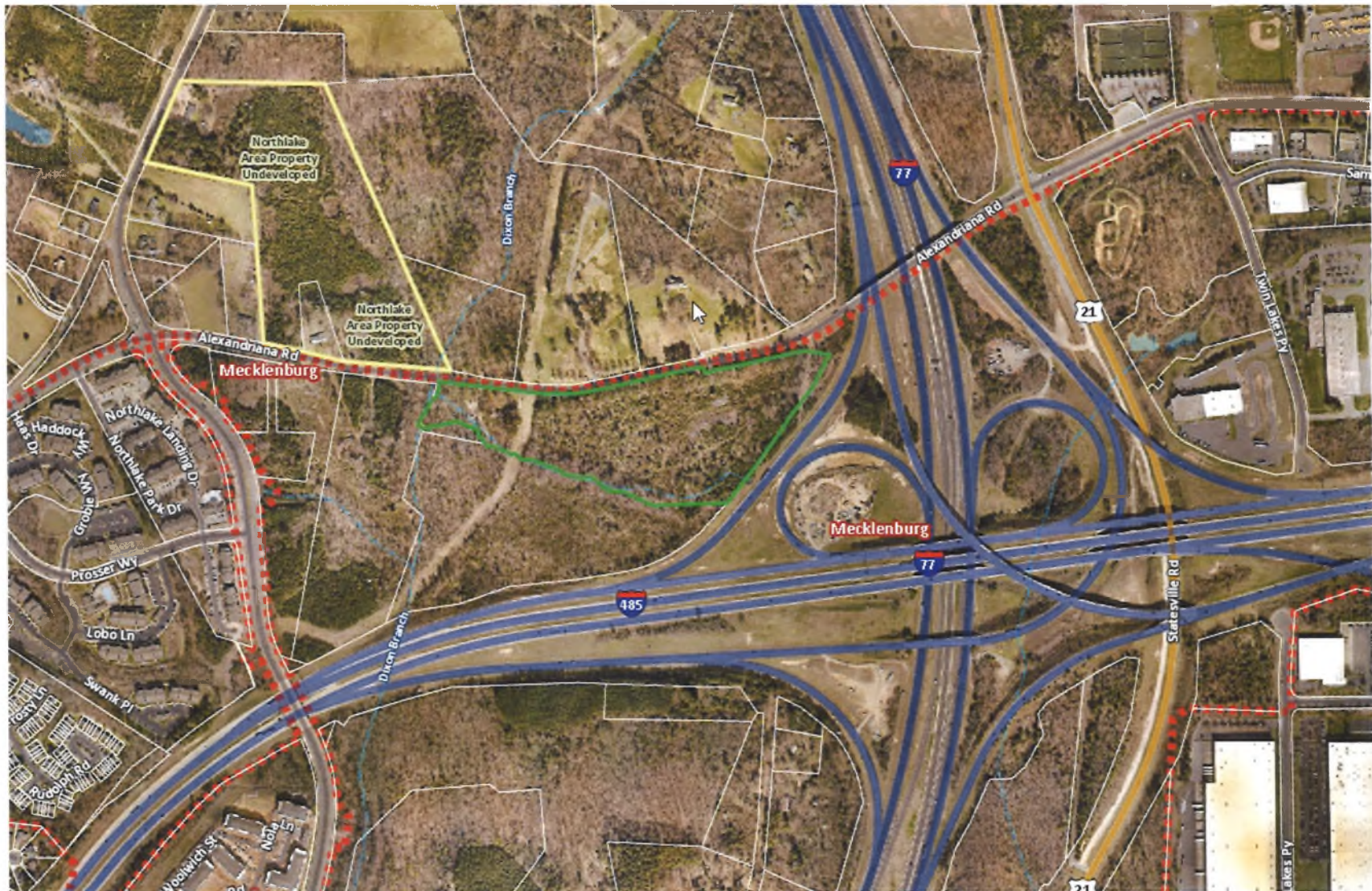
Rezoning Team

- Matt Rogers, Evolve Acquisition, LLC
- Nick Bushon, Design Resource Group
- John Carmichael, Robinson, Bradshaw & Hinson

Current Rezoning Schedule

- Public Hearing: Tuesday, January 19, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, February 2, 2021 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, February 15, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center

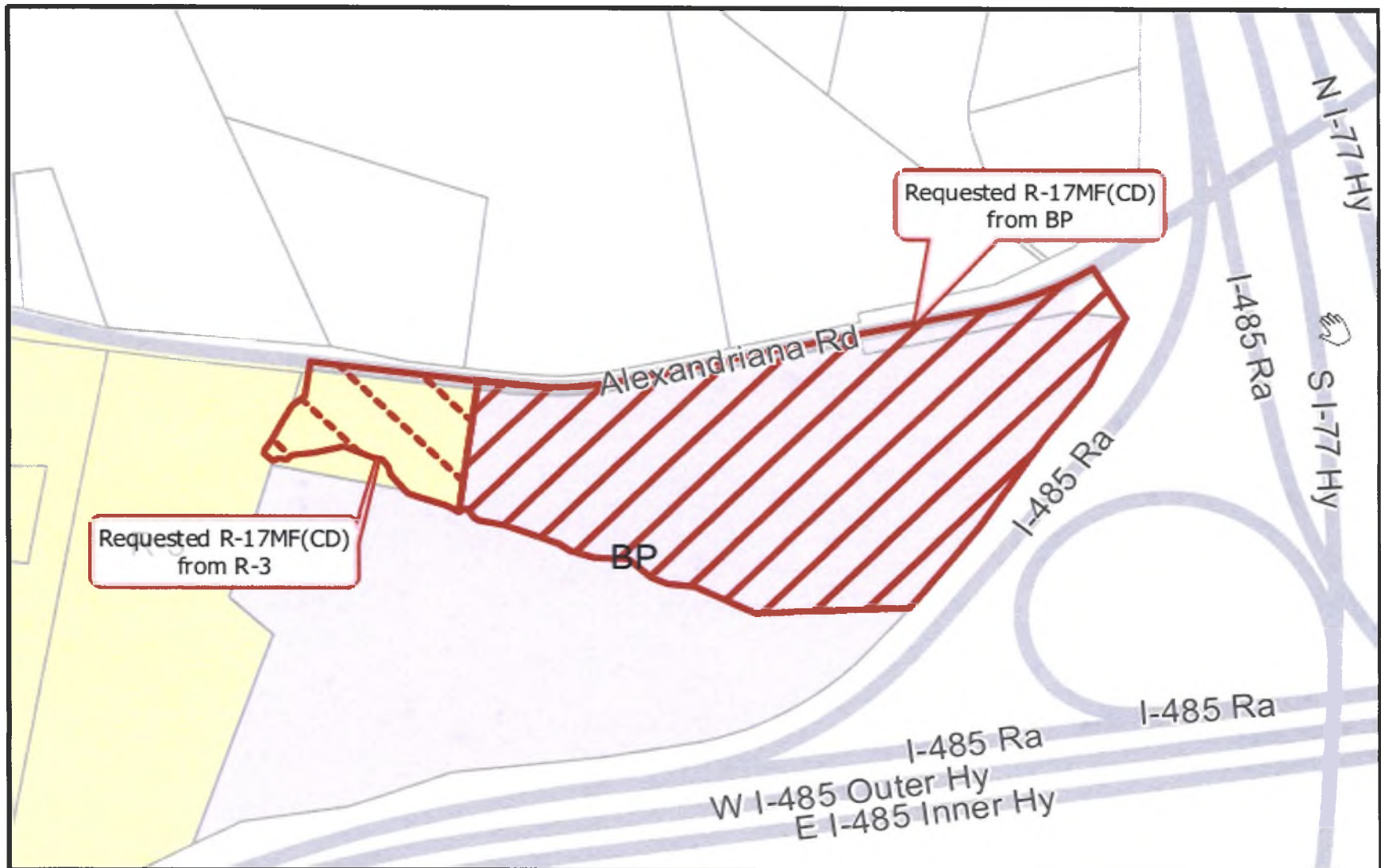
Site – 20.267 Acres



Site – 20.267 Acres



Current Zoning of the Site and Surrounding Parcels






Rezoning Request

Requesting that the site be rezoned from the BP (Business Park) and R-3 (Single Family) zoning districts to the R-17 MF (Multi-Family) (CD) zoning district to accommodate the development of a multi-family residential community on the site that would contain a maximum of 312 multi-family dwelling units

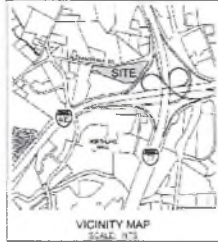




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Rezoning Plan



SITE DATA

PROPOSED ZONING: R-17 MF

SITE AREA: 220.267 ACRES

PROPOSED UNITS: 312 UNITS



ALEXANDRIANA SITE
CHARLOTTE, NORTH CAROLINA





Questions